This instrument was prepared by

(Name) MICHAEL J. ROMEO, ATTORNEY AT LAW

(Address) 2010 CITY FEDERAL BLDG, BIRMINGHAM, AL 35203

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Seven Thousand Four Hundred and Fifty and no/100-DOLLARS

to the undersigned grantor, The Porter Howell Companies, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Denis T. Francis and wife, Caroline B. Francis

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama

Lot 112, according to Survey of Meadow Brook, Second Sector - Second Phase, as recorded in Map Book 7, page 130, in the Office of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Taxes due and payable on October 1, 1979.
2. 35-foot building set back line from Sussex Road.
3. Utility easements as shown on recorded map of said subdivision.
4. Permit to Alabama Power Company recorded in Deed Book 146, Page 391, affecting the NE¼ of NW¼ and South ½ of NW¼ of Sec. 6, Twp. 19, R-1-W.
5. Permits to Alabama Power Company and South Central Bell, recorded in Deed Book 318, Pages 412, 414, and 416, in Probate Office.
6. Mineral and mining rights excepted in Deed Book 318, Page 521, in Probate Office.
7. Restrictive covenants and conditions dated Sept. 15, 1977, recorded in Misc. Book 21, Page 742, and amended restrictions recorded in Misc. Book 29, Page 929, in Probate Office. And this binder insures that said restrictions have not been violated and future violation will not result in forfeiture or reversion of title.

BOOK 320 PAGE 442

19790703000083620 1/1 $.00
Shelby Cnty Judge of Probate, AL
07/03/1979 12:00:00AM FILED/CERT

$70,000.00 of the purchase [illegible] above was paid from a mortgage loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, S. Porter Howell who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of June 19 79

See MB 393-366

ATTEST: deed tax 37.50, rec .50, mtg .00, 40.00

Secretary

By S. Porter Howell
President

STATE OF
COUNTY OF SHELBY } JUL -3 AM 8:31

I, the undersigned a Notary Public in and for said County in said State, hereby certify that S. Porter Howell whose name as President of The Porter Howell Companies, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 27th day of June 19 79

Notary Public

Michael J. Romeo